





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

Ed McDonough  
Page Two  
August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

*James A. Markle*  
JAMES A. MARKLE, P.E.  
Chief, Storm Drain Design  
and Approval Section

JAM:hbm

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. Herbert A. Davis  
1501 York Road  
Lutherville, Maryland 21093

RE: Item No. 3 - Case No. 85-67-A  
Hallmark Financial Services, Inc.  
Variance Petition

Dear Mr. Davis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct houses on these two lots within 15 feet of the side property line, this variance is required. In addition, this property lies within a state critical area and is therefore subject to the requirements of this legislation. At the time of this writing, comments from the Bureau of Engineering, the Health Department and Planning Office concerning the impact of your development on this legislation were not available.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Evans, Hagan & Holdefer, Inc.  
8013 Belair Road  
Baltimore, Md. 21236



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #3 (1984-1985)  
Property Owner: Hallmark Financial Services, Inc.  
N/S corner Alexander Ave. and Jarsey Ave.  
Acres: 2 Contiguous Lots, 0.183 acres each  
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

*Robert S. Benson*  
ROBERT S. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:ROP:iss

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-10-84  
Item # 3  
Property Owner: Hallmark Financial Services, Inc.  
Location: NW/Cor. Alexander Ave. & Jarsey Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

*This property is located in the Chesapeake Bay Critical Area and is subject to the provisions of the Chesapeake Bay Critical Area Ordinance. Additional comments will be provided by the Division of Comprehensive Planning.*

*James A. Howell*  
JAMES A. HOWELL  
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN C. COLLINS  
DIRECTOR

July 10, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

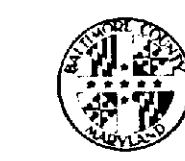
Item No. 364, 365, 366, 367, 369, 370, 1, and 3 ZAC Meeting of July 10, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 364, 365, 366, 367, 369, 370, 1, and 3.

MSF/vcm



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

July 18, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Hallmark Financial Services, Inc.

Location: NW/Cor. Alexander Avenue and Jarsey Avenue

Item No.: 3 Zoning Agenda: Meeting of 7/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

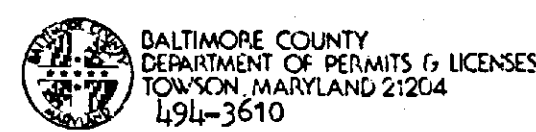
- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McNamee*  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. McNamee*  
Fire Prevention Bureau

/mb





BALTIMORE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

TELEPHONE  
DIRECTION

Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

Comments on Item # 3

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NE Corner Peck & Jarvey Aves.  
(2501 Peck Ave.), & NW Corner  
Alexander & Jarvey Aves.  
(2500 Alexander Ave.),  
15th District  
HALMARK FINANCIAL SERVICES, INC., Petitioner  
Case No. 85-67-A

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 20th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Herbert A. Davis, Treasurer, Hallmark Financial Services, Inc., P. O. Box 108, Brooklandville, MD 21022, Petitioner; and Mr. Denver G. Resh, Denver G. Resh, Inc., 6419 Wilmet Drive, Reisterstown, MD 21136, Contract Purchaser.

*Peter Max Zimmerman*  
Peter Max Zimmerman

August 13, 1984

Hallmark Financial Services, Inc.  
c/o Herbert A. Davis, Treasurer  
1501 York Road  
Lutherville, Maryland 21093

#### NOTICE OF HEARING

Re: Petition for Variance  
NE corner of Peck & Jarvey Avenues (2501 Peck Avenue)  
and NW corner of Alexander & Jarvey Avenues  
(2500 Alexander Avenue)  
Hallmark Financial Services, Inc. - Petitioner  
Case No. 85-67-A

TIME: 9:45 A.M.

DATE: Tuesday, September 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Denver G. Resh, Inc.  
6419 Wilmet Drive  
Reisterstown, Maryland 21136

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 131982

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 7/2/84 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED Herbert Davis Assoc.

FOR Filing for Variance # 3

011\*\*\*\*\*350010 0032A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON  
TO: Zoning Commissioner  
FROM: Paul J. Solomon, Head  
Environmental Planning Section, OPZ

Date: August 23, 1984

SUBJECT: Case 85-67-A - Petition for Variance

I have reviewed this petition with respect to the Chesapeake Bay Critical Area legislation and have determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat.

FJS:vh

CC: Norman E. Gerber, Director  
Office of Planning & Zoning

Robert W. Marriott, Jr.  
Deputy Director of Planning

Eugene A. Boher, Chief  
Current Planning & Development Div.

Andrea Van Arsdale  
Coastal Zone Planner, OPZ

James G. Hoswell, Planner  
Office of the Director

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 1984  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 23, 1984.

THE JEFFERSONIAN,

*JB Venetian*  
Publisher

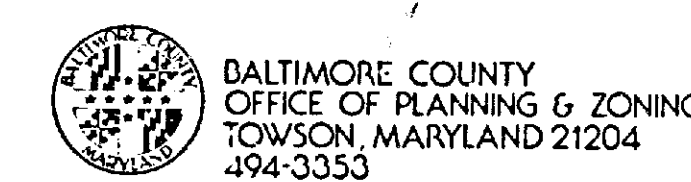
Cost of Advertising 20.00

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15 Date of Posting 8/11/84  
Posted for: Petitioner for Variance  
Petitioner: Hallmark Financial Services, Inc.  
Location of Sign: NE corner of Peck & Jarvey Aves.  
Remarks: signed by Paul J. Solomon  
Posted by: Paul J. Solomon Date of return: 8/22/84  
Number of Signs: 2



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 12, 1984

Mr. Herbert A. Davis  
Hallmark Financial Services, Inc.  
P.O. Box 108  
Brooklandville, Maryland 21022

RE: Petition for Variances  
NE corner of Peck & Jarvey Aves.  
(2501 Peck Ave.) and NW corner of  
Alexander & Jarvey Aves. (2500  
Alexander Ave.) - 15th Election  
District  
Hallmark Financial Services, Inc. -  
Petitioner  
No. 85-67-A (Item No. 3)

Dear Mr. Davis:

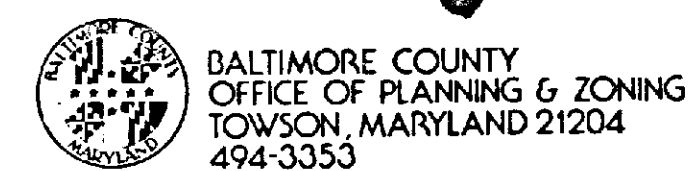
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 7, 1984

Mr. Herbert A. Davis  
1501 York Road  
Lutherville, Maryland 21093

RE: NE/Cor. Peck and Jarvey Avenues (2501 Peck Avenue)  
Petition for Variance  
Case No. 85-67-A (Item #3)  
Hallmark Financial Services, Inc. - Petitioner

Dear Mr. Davis:

This is to advise you that \$50.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND No. 134345

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE September 19, 1984 ACCOUNT R-01-615-000

AMOUNT \$50.00

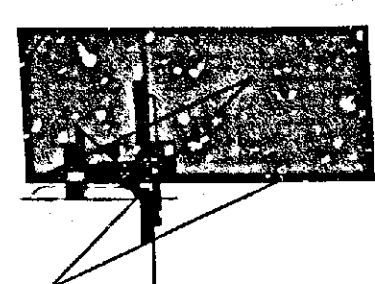
RECEIVED Hallmark Financial Services, Inc.

FOR Posting and Advertising Costs (Case No. 85-67-A) #3

011\*\*\*\*\*500010 0154F

VALIDATION OR SIGNATURE OF CASHIER





**EVANS, HAGAN & HOLDEFER, INC.**  
ENGINEERS, LAND PLANNERS & SURVEYORS  
8013 BELAIR ROAD / BALTIMORE, MD. 21226 (301) 668-1501

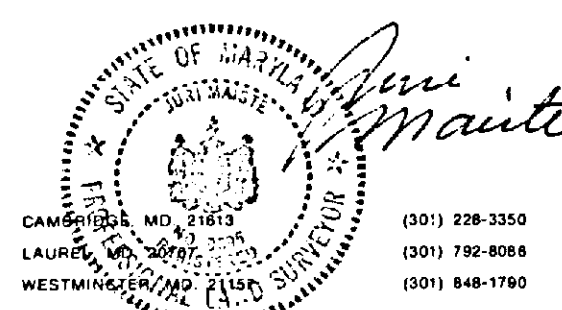
June 5, 1984

**DESCRIPTION OF 2501 PECK AVENUE  
TO ACCOMPANY PETITION  
FOR ZONING VARIANCE**

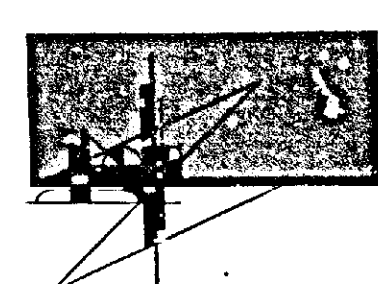
BEGINNING FOR THE SAME at the corner formed by the intersection of the east side of Peck Avenue (50 feet wide) and the north side of Jarsey Avenue (40 feet wide), thence leaving said place of beginning and running and binding on the east side of Peck Avenue (1) North 11 degrees 55 minutes 59 seconds East 48.00 feet, thence leaving Peck Avenue and running the two following courses and distances, viz: (2) South 78 degrees 04 minutes 01 seconds East 125.00 feet and (3) South 11 degrees 55 minutes 59 seconds West 65.00 feet to the north side of Jarsey Avenue, thence running and binding thereon, the two following courses and distances, viz: (4) North 78 degrees 04 minutes 01 seconds West 110.00 feet and (5) North 29 degrees 29 minutes 26 seconds West 22.67 feet to the place of beginning.

CONTAINING 0.183 acres of land, more or less.

This description was written for zoning purposes only and is not intended to be used for conveyance.



CAMBRIDGE 528 POPLAR STREET  
LAUREL 1002 WEST STREET  
WESTMINSTER 111 JOHN STREET



**EVANS, HAGAN & HOLDEFER, INC.**  
ENGINEERS, LAND PLANNERS & SURVEYORS  
8013 BELAIR ROAD / BALTIMORE, MD. 21226 (301) 668-1501

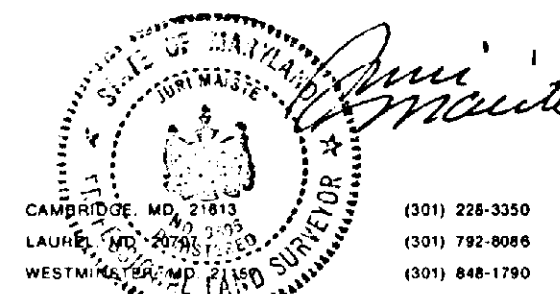
June 5, 1984

**DESCRIPTION OF 2500 ALEXANDER AVENUE,  
TO ACCOMPANY PETITION  
FOR ZONING VARIANCE**

BEGINNING FOR THE SAME at the corner formed by the intersection of the west side of Alexander Avenue (50 feet wide) and the north side of Jarsey Avenue (40 feet wide), thence leaving said place of beginning and running and binding on the west side of Alexander Avenue (1) North 11 degrees 55 minutes 59 seconds East 48.00 feet, thence leaving Alexander Avenue and running the two following courses and distances, viz: (2) North 78 degrees 04 minutes 01 seconds West 125.00 feet and (3) South 11 degrees 55 minutes 59 seconds West 65.00 feet to the north side of Jarsey Avenue, thence running and binding thereon, the two following courses and distances, viz: (4) South 78 degrees 04 minutes 01 seconds East 110.00 feet and (5) North 53 degrees 21 minutes 24 seconds East 22.67 feet to the place of beginning.

CONTAINING 0.183 acres of land, more or less.

This description was written for zoning purposes only and is not intended to be used for conveyance.



CAMBRIDGE 528 POPLAR STREET  
LAUREL 1002 WEST STREET  
WESTMINSTER 111 JOHN STREET

**PETITION FOR VARIANCE**  
15th Election District

**ZONING:** Petition for Variance  
**LOCATION:** Northeast corner of Peck and Jarsey Avenues (2501 Peck Avenue) and Northwest corner of Alexander and Jarsey Avenues (2500 Alexander Avenue)  
**DATE & TIME:** Tuesday, September 11, 1984 at 9:45 A.M.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a side yard setback of 15 ft. in lieu of the required 25 ft. on 2 separate contiguous lots

Being the property of Hallmark Financial Services, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES  
NE/corner of Peck and Jarsey Avenues (2501 Peck Avenue) and NW/corner of Alexander and Jarsey Avenues (2500 Alexander Avenue) - 15th Election District  
Hallmark Financial Services, Inc. - Petitioner  
No. 85-67-A (Item No. 3)

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner; Baltimore County having revised the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variance not adversely affecting the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12<sup>th</sup> day of September, 1984, that to permit a side yard setback of 15 feet in lieu of the required 25 feet for two dwellings on two separate contiguous lots, in accordance with the site plans submitted marked Petitioner's Exhibit 1 and 2, is GRANTED, from and after the date of this Order.

*Sean M. Long*  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE September 12, 1984  
BY May Long  
BALTIMORE COUNTY CLERK

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: ARNOLD JABLON  
Zoning Commissioner Date: July 20, 1984  
FROM: PAUL J. SOLOMON, Head  
Environmental Planning Section, OP2  
SUBJECT: Zoning Petition Cases #365, #366 and #3

I have reviewed these cases and have determined that the requests are consistent with the goals and objectives of the Chesapeake Bay Critical Area requirements.

PJS:vh

*Paul J. Solomon*  
PAUL J. SOLOMON, Head  
Environmental Planning Section

cy: Eugene A. Bober, Chief  
Current Planning & Development Div., OP2

Nicholas B. Commodari, Chairman  
Zoning Advisory Committee

Andrea Van Arsdale  
Coastal Zone Planner, OP2

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning Date: October 4, 1984  
FROM: Ian J. Forrest  
SUBJECT: Critical Areas  
Meeting - July 10, 1984

Enclosed are Baltimore County Department of Health comments regarding critical areas for the following items:

Zoning Item #365 - Matko Chullin  
Zoning Item #366 - Charles J. Crowther, et ux  
Zoning Item #3 - Hallmark Financial Services, Inc.

*Ian J. Forrest*  
IAN J. FORREST, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/PLH

**BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Zoning Commissioner  
Office of Planning & Zoning  
County Office Building  
Towson, Maryland 21204

**CRITICAL AREA REVIEW**

Zoning Item # 3 Zoning Advisory Committee Meeting of July 10, 1984  
Property Owner: Hallmark Financial Services, Inc.  
Location: NW/cor Alexander Ave and Jarsey Ave District 15  
Stream(s) on Property Yes No  
COMMENTS Property is within 1000' of Jones Creek.

Wetlands/Hydric Soils Yes No  
COMMENTS Soil Survey Sheets 48 and 50 show Matlapex silt loam soil series (M1A, M1B).

Notes: As per Baltimore County Health Department: Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

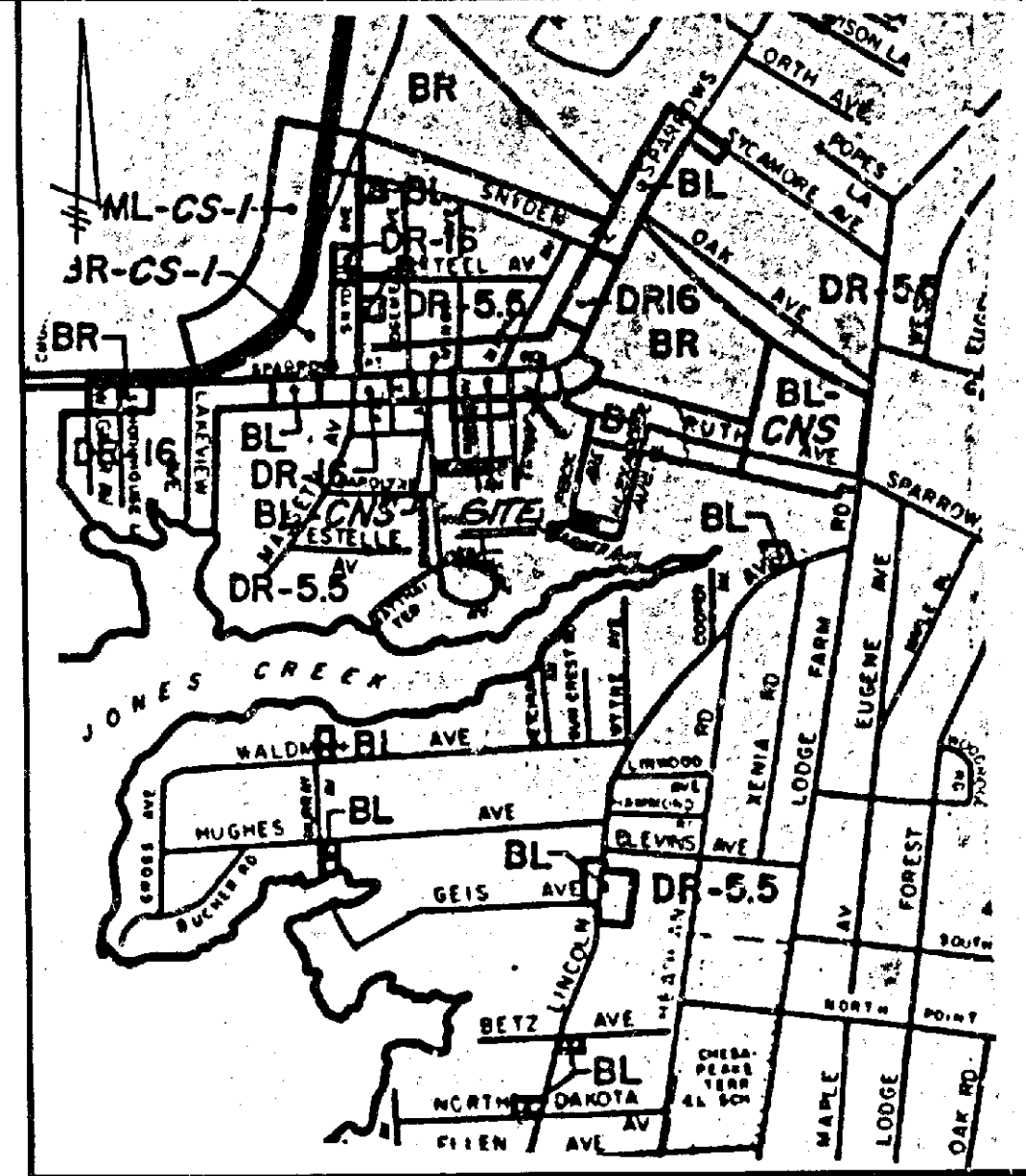
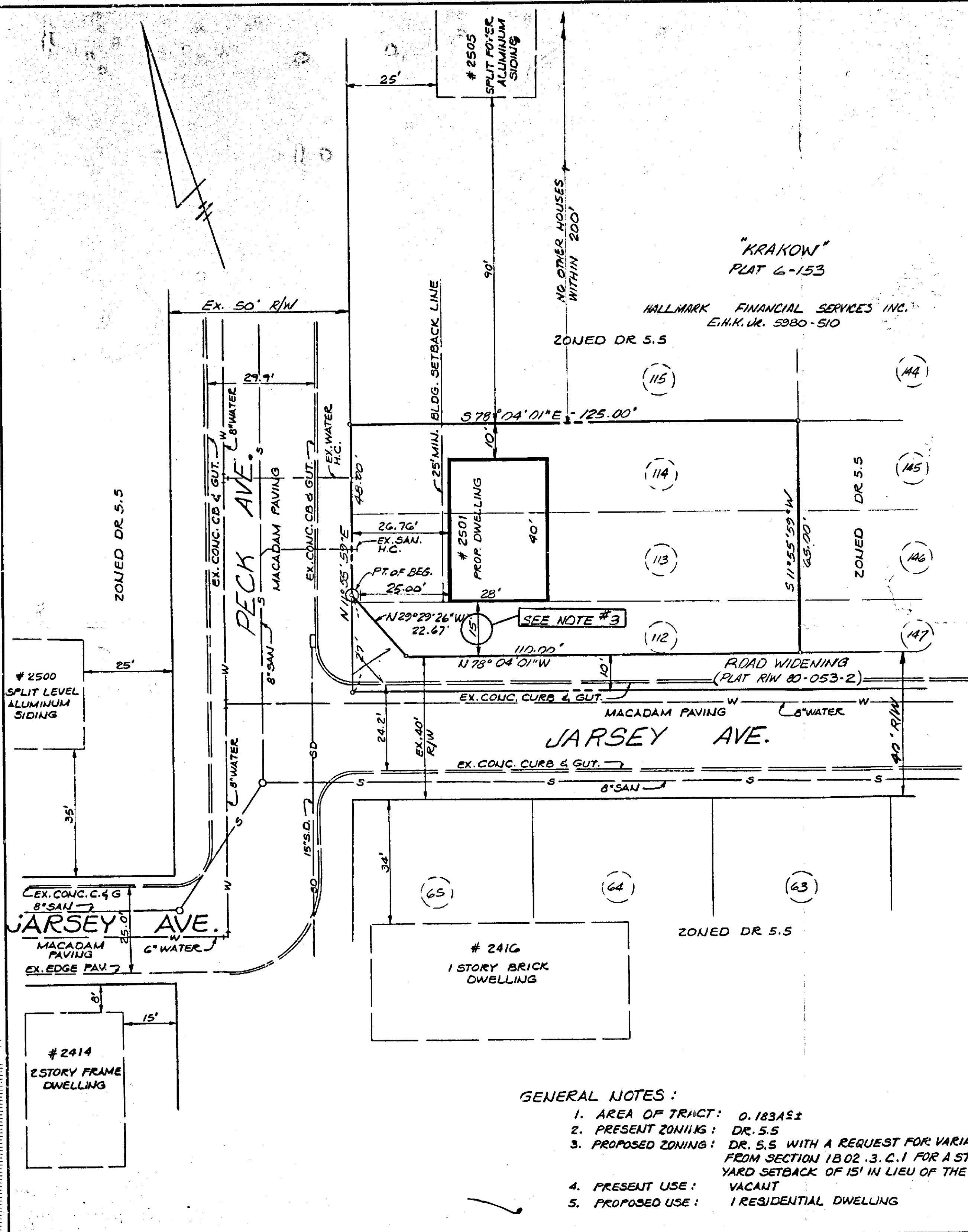
OTHER COMMENTS No adverse water quality effect would result from grading this setback variance. Sediment control measures must be utilized during grading and construction.

*Margaret A. Long*

9/11 85-67-A

9/11 85-67-A





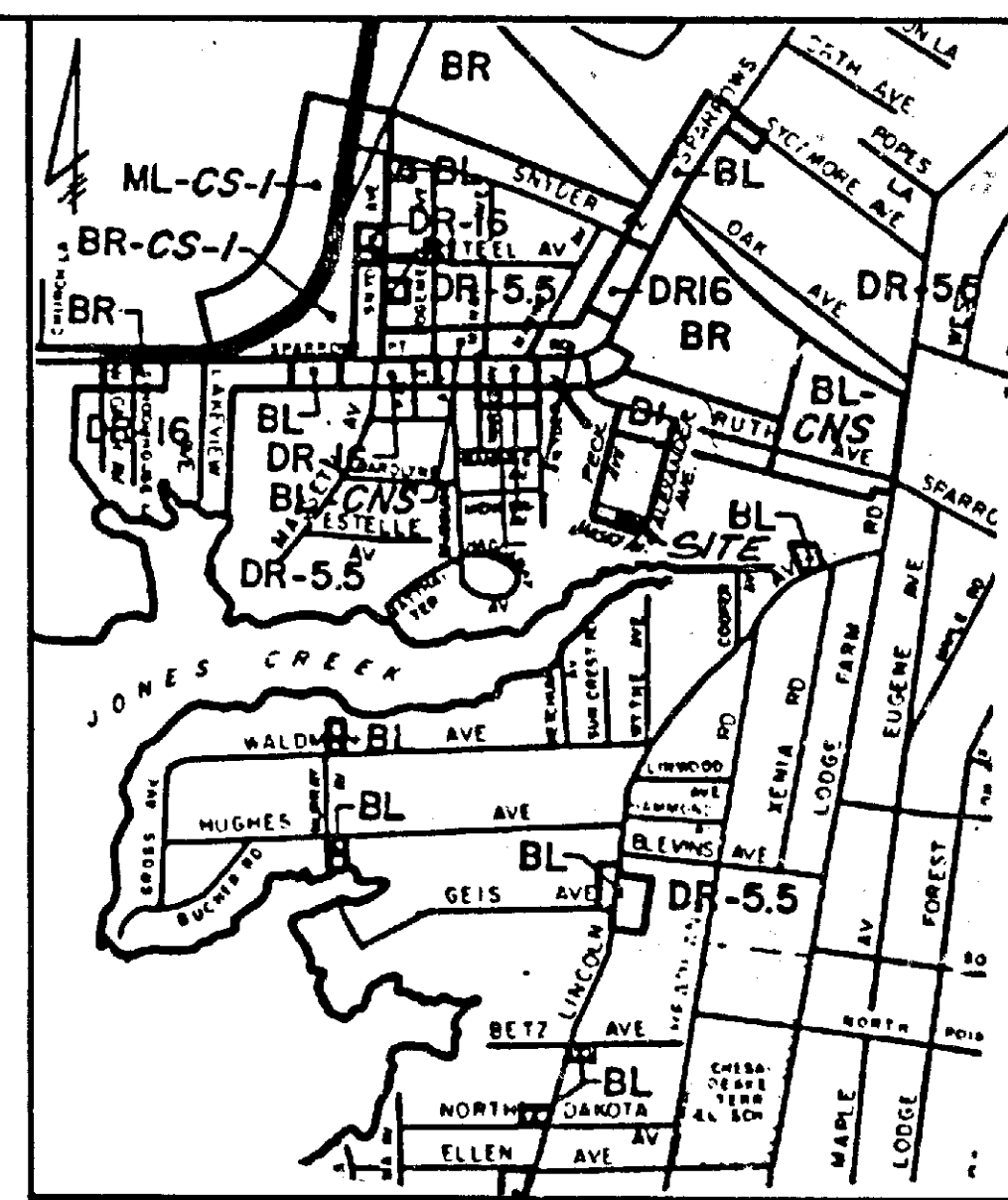
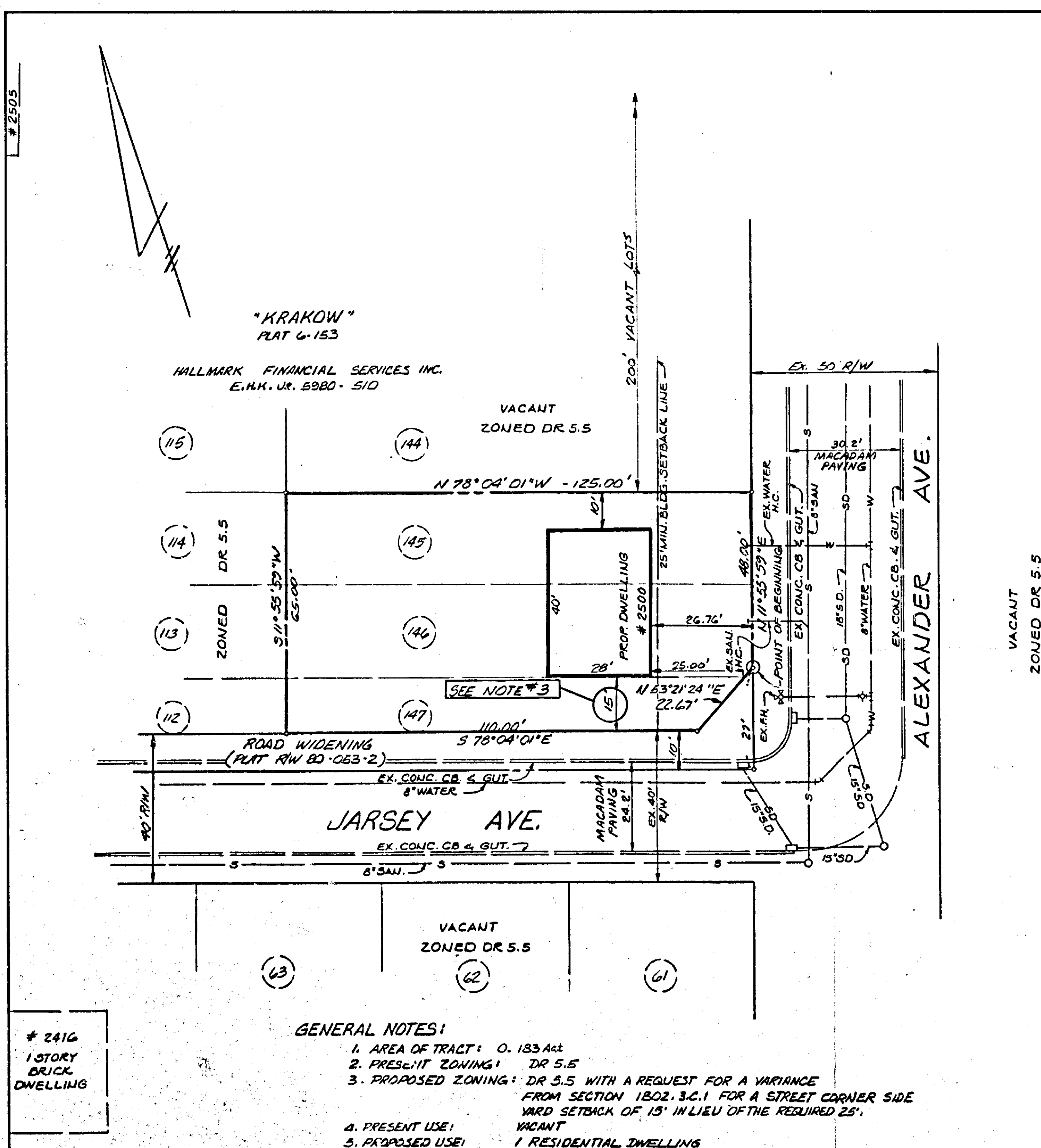
## PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
LOTS 112, 113, & 114  
# 2501 PECK AVENUE  
15TH ELECTION DISTRICT, BALTIMORE CO., MD.  
FOR  
HERBERT DAVIS ASSOC.  
P.O. BOX 108 - FALLS RD. & OLD COURT RD.  
BROOKLANDVILLE, MD. 21022  
PHONE (301) 296-5770

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
G-22-84 FRONT HOUSE SETBACK REVISED		
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
DATE	SCALE 1"=20'	
Drwg. No.		

ENGINEERS, LAND PLANNERS AND SURVEYORS

8015 BELAIR ROAD / BALTIMORE, MD 21236 (301) 890-1501  
530 POPULAR STREET / CAMDEN, MD 21613 (301) 339-3350  
105 WEST STREET / LAUREL, MD 20707 (301) 735-0000  
111 JOHN STREET / WESTMINSTER, MD 21157 (301) 848-1700



## PETITIONER'S EXHIBIT 2

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
LOTS 145, 146, & 147  
# 2500 ALEXANDER AVENUE  
15TH ELECTION DISTRICT, BALTIMORE CO., MD.  
FOR  
HERBERT DAVIS ASSOC.  
P.O. BOX 108 - FALLS RD. & OLD COURT RD.  
BROOKLANDVILLE, MD. 21022  
PHONE (301) 296-5770

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
G-22-84 FRONT HOUSE SETBACK REVISED		
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
DATE	SCALE 1"=20'	
Drwg. No.		

ENGINEERS, LAND PLANNERS AND SURVEYORS

8015 BELAIR ROAD / BALTIMORE, MD 21236 (301) 890-1501  
530 POPULAR STREET / CAMDEN, MD 21613 (301) 339-3350  
105 WEST STREET / LAUREL, MD 20707 (301) 735-0000  
111 JOHN STREET / WESTMINSTER, MD 21157 (301) 848-1700

85-67-1

8/22

ORIGINAL

## CERTIFICATE OF PUBLICATION

Dundalk, MD., OCT. 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on AUGUST 23, 1984

The Baltimore County Journal,

Publisher

### LEGAL NOTICE

#### PETITION FOR VARIANCE

15th Election District  
ZONING: Petition for Variance  
LOCATION: Northeast corner of Peck and Jersey Avenues (2301 Peck Avenue) and Northwest corner of Alexander and Jersey Avenues (2500 Alexander Avenue).

DATE & TIME: Tuesday, September 11, 1984 at 9:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to allow a side yard setback of 15 ft. in lieu of the required 25 ft. on 2 separate contiguous lots.

Being the property of Hallmark Financial Services, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County